

# \$165,900 - 10535 122 Street, Edmonton

MLS® #E4441890

**\$165,900**

2 Bedroom, 2.00 Bathroom, 728 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

This 2 bedrooms, 2 bathrooms condo presents a **FANTASTIC OPPORTUNITY** for those looking to **RENOVATE** and **CAPITALIZE** on the vibrant **WESTMOUNT** market. With its **PRIME LOCATION** and thoughtful renovation could significantly enhance its value and appeal. Walking access to Restaurants, Shopping, Groceries, Parks, Downtown, The Ice and Brewery Districts. Close to all amenities, public transportation, NAIT, Grant McEwan and so much more!

Built in 2002

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4441890               |
| Price          | \$165,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 728                    |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

## Community Information



|             |                  |
|-------------|------------------|
| Address     | 10535 122 Street |
| Area        | Edmonton         |
| Subdivision | Westmount        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5N 4B7          |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Off Street Parking, Parking-Plug-Ins, Parking-Visitor, Security Door |
| Parking   | Stall  |

### **Interior**

|                   |                        |
|-------------------|------------------------|
| Interior Features | ensuite bathroom       |
| Appliances        | See Remarks            |
| Heating           | Hot Water, Natural Gas |
| # of Stories      | 5                      |
| Stories           | 1                      |
| Has Basement      | Yes                    |
| Basement          | None, No Basement      |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Corner Lot, Flat Site, Landscaped, Public Transportation, Shopping Nearby, View City, View Downtown |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                 |                 |
|-----------------|-----------------|
| Date Listed     | June 12th, 2025 |
| Days on Market  | 4               |
| Zoning          | Zone 07         |
| RE / Bank Owned | Yes             |
| Condo Fee       | \$466           |

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Listing information last updated on June 16th, 2025 at 3:47am MDT